

AK INNOVATIVE DESIGN SOLUTION

Email address: info@akids.co.uk

Website: www.akids.co.uk

DESIGN ACCESS STATEMENT

164 Doncaster Road_Barnsley S70 1UD



1. Introduction

This Planning Statement has been prepared in support of a full planning application for the change of use of an existing Doctor's Surgery (Use Class E) to a 9-bed Respite Care Unit (Use Class C2) at 164 Doncaster Road, Barnsley.

The proposal seeks to repurpose an existing healthcare building to provide short-term residential care accommodation for individuals requiring respite support. The development represents an efficient reuse of an established community facility and responds positively to the growing demand for care services within the local area.

2. Site Description Context

The application site comprises a former Doctor's surgery building located on Doncaster Road, Barnsley. The site lies within an established area characterised by a mix of residential properties and community uses.

The building is modest in scale and well integrated within the surrounding urban fabric. Directly opposite the site is an existing care home operating under the same ownership as the applicant, which forms an important functional relationship with the proposed development.

The site benefits from good accessibility to local services and public transport. Notably, there are **two bus stops located in close proximity to the site on Doncaster Road**, providing convenient access for staff, visitors, and service users. This enhances the site's sustainability credentials and reduces reliance on private vehicles.

3. Proposed Development

The proposal involves the internal conversion of the existing building to form a 9-bed respite care unit. No significant external alterations are proposed, ensuring that the character and appearance of the building remain consistent with the surrounding area.

The internal layout will consist primarily of nine bedrooms designed to accommodate residents in a safe and comfortable environment. The building will

not include a full kitchen facility. A lift will be installed to provide inclusive access to a basement level, which will accommodate a communal hall for shared activities and social interaction.

The design approach prioritises accessibility, functionality, and minimal intervention to the existing structure.

4. Use and Operation

The proposed respite care unit will provide short-term accommodation and care for individuals requiring temporary support. This may include elderly residents, individuals recovering from illness, or those requiring interim care.

Given the limited scale of nine beds, the use will operate in a manner comparable to a large dwelling in terms of activity levels. Appropriate staffing will be provided on-site to ensure the wellbeing and supervision of residents.

The nature of the use is inherently low intensity, with limited comings and goings and no late-night activity, ensuring compatibility with surrounding residential uses.

5. Food Provision

No cooking or food preparation will take place within the application site. Meals will be prepared at the existing care home located directly opposite, which is under the same ownership.

Prepared food will be transported to the site as required. This arrangement eliminates the need for kitchen extraction systems and significantly reduces potential impacts such as noise, odour, and servicing demands.

6. Access and Servicing

The site will continue to utilise its existing access arrangements, which are considered suitable for the proposed use.

Servicing and transport arrangements have been carefully considered to ensure efficient and safe operation:

- A **van drop-off point is provided at the rear of the building**, positioned conveniently near the basement access, allowing for easy delivery of goods, including meals and supplies, directly to the lower-level communal area.
- The scale of the development results in modest vehicle movements, with staff shifts and visitor arrivals staggered throughout the day.
- On-site **parking provision** will be retained and utilised by staff and visitors as required, with demand expected to be lower than the former surgery use.
- **Cycle storage facilities** will be provided within the site to encourage sustainable modes of transport for staff and visitors.

The presence of nearby bus stops further reduces reliance on private car use and supports sustainable travel patterns.

7. Refuse and Recycling

Refuse and recycling will be managed through a dedicated bin storage area located between the application site and the existing care home opposite.

This shared arrangement allows for efficient waste collection and management, serving both buildings while ensuring that bins are stored in a discreet and accessible location. The level of waste generated is expected to be limited and appropriate to the scale of the use.

8. Impact Assessment

The proposed development has been assessed in terms of its potential impact on the surrounding area and is considered acceptable.

In terms of residential amenity, the use as a respite care facility is quiet and low intensity. It is likely to generate significantly less activity than the previous surgery use, particularly in terms of daily footfall and vehicular movements.

Traffic impacts are expected to be minimal, with reduced trip generation compared to the former use. The provision of a rear drop-off point ensures that servicing can be undertaken efficiently without affecting the street frontage.

The proposal will not result in any adverse visual impact, as no significant external alterations are proposed. The building will continue to sit comfortably within the existing street scene.

9. Planning Policy Context

The proposed development aligns with key planning principles set out within the UK planning system and local policy frameworks.

The development supports the provision of community and healthcare services, contributing to local social infrastructure and meeting identified needs for care accommodation.

It represents the sustainable reuse of an existing building, reducing the need for new construction and making efficient use of previously developed land.

Furthermore, the site's location within an established settlement ensures good accessibility to services and transport, consistent with the principles of sustainable development.

10. Conclusion

The proposed change of use from a Doctor's surgery to a 9-bed respite care unit represents a well-considered and sustainable form of development.

The proposal makes effective use of an existing building, introduces a compatible and low-impact use, and provides a valuable community service. The inclusion of appropriate servicing arrangements, cycle storage, parking provision, and access to public transport ensures the development operates efficiently and sustainably.

In light of the above, the proposal is considered to comply with relevant planning principles, and planning permission is respectfully requested.